



Marshall Service District Plan
Citizen Meeting
Marshall Community Center
December 5, 2007

General Planning

Fauquier County Population Growth

Year	Population	%Growth (10-Years)	Annual
1950	21,248		
1960	24,066	13.3%	1.3%
1970	26,735	9.6%	1.0%
1980	35,889	36.1%	3.6%
1990	48,741	35.8%	3.6%
2000	55,139	13.1%	1.3%
2006	64,612	17.2%	2.9%

Population Context

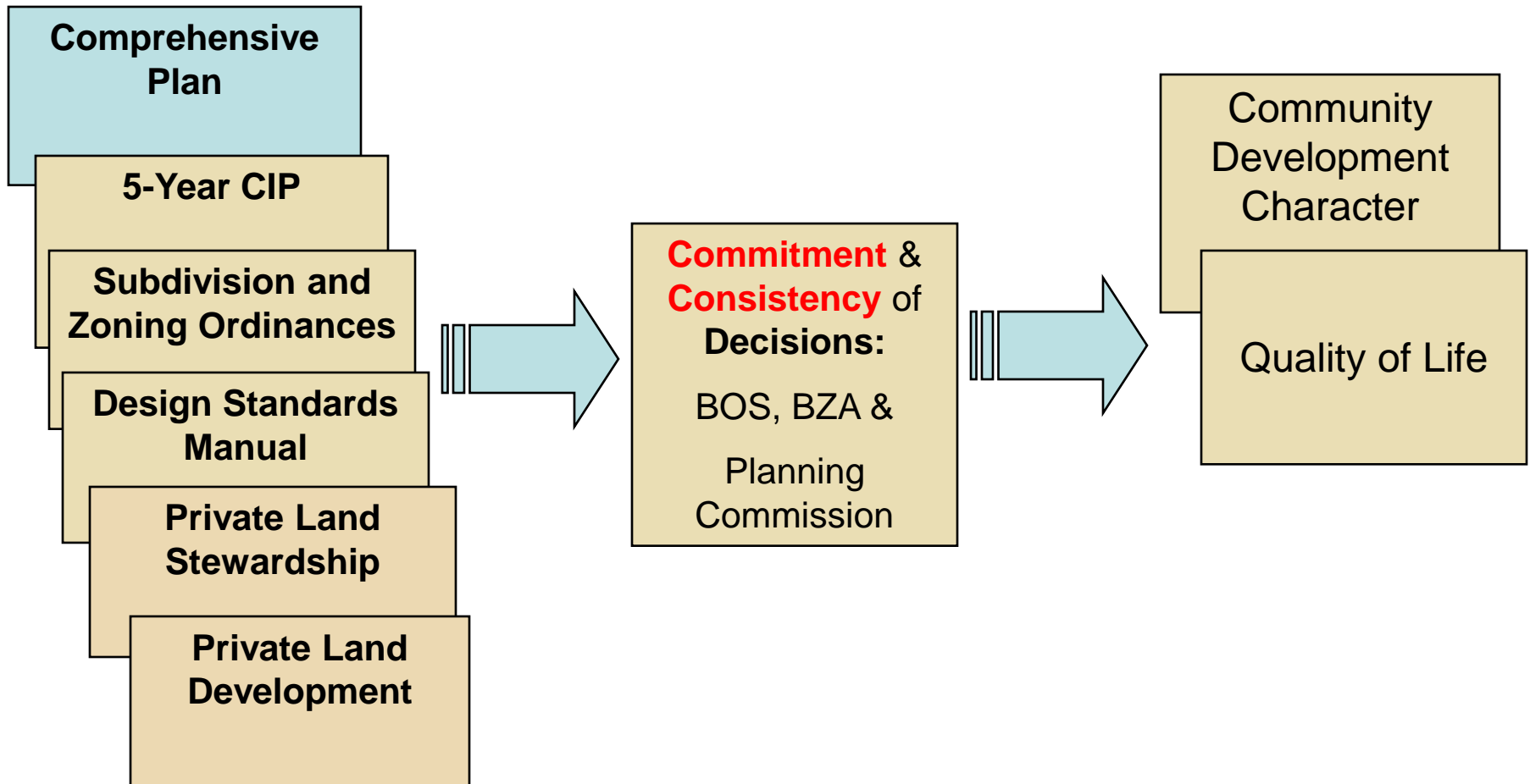
County	2006 Population	Residents Added (2000-2006)	Residents Added (Monthly)
Clarke	14,124	1,472	20
Culpeper	41,200	9,921	138
Fauquier	62,900	9,473	132
Madison	13,720	1,200	17
Orange	29,300	5,506	76
Rappahannock	7,000	-52	-0.7
Warren	35,093	3,509	49
Fairfax	1,016,483	46,734	649
Loudoun	269,605	100,006	1,389
Prince William	369,216	88,403	1,228
Stafford	120,511	28,065	390

SERVICE DISTRICTS

Dwelling Unit Estimates (Build-out)

SERVICE DISTRICT	TOWNS	2000 DWELLING TOTALS	DWELLING UNIT/BUILD OUT TOTALS
Bealeton		1,027	3,200
Calverton		140	145
Catlett		156	312
Marshall		693	3,000
Midland		121	400
New Baltimore		2,435	5,000
Opal		128	200
Remington*		392	2,700
Warrenton*		1,526	2,300
	Remington**	255	300
	The Plains**	118	150
	Warrenton**	2,856	***4,215
TOTAL DWELLING UNITS		9,847	21,922

Growth Management Building Blocks



Marshall Service District Plan

Marshall Service District Plan Goals (Examples)

- Service Center for the surrounding agriculture community;
- Resident population: 6,000 people;
- Preserve the rural landscape and view sheds to the west and east, reinforcing the distinct edges of the village;
- Revitalize Main Street as the core element of Marshall, with shops, apartments, businesses and other commercial enterprises thriving in the historic downtown;

Marshall Service District Plan Goals (Examples)

- Achieve a good balance of jobs, housing and shopping;
- Maintain and enhance the existing traditional grid pattern of streets;
- Provide tree-lined streets and a network of sidewalks, trails and bike-paths that link residential neighborhoods with Main Street, commercial centers and public facilities; and
- Reflect a balance between being a “real working Town” and a tourist destination.

Main Street Objectives



Town of Warrenton



Town



Pedestrian friendly, walkable and neighborhoods well connected to schools, shops and public places

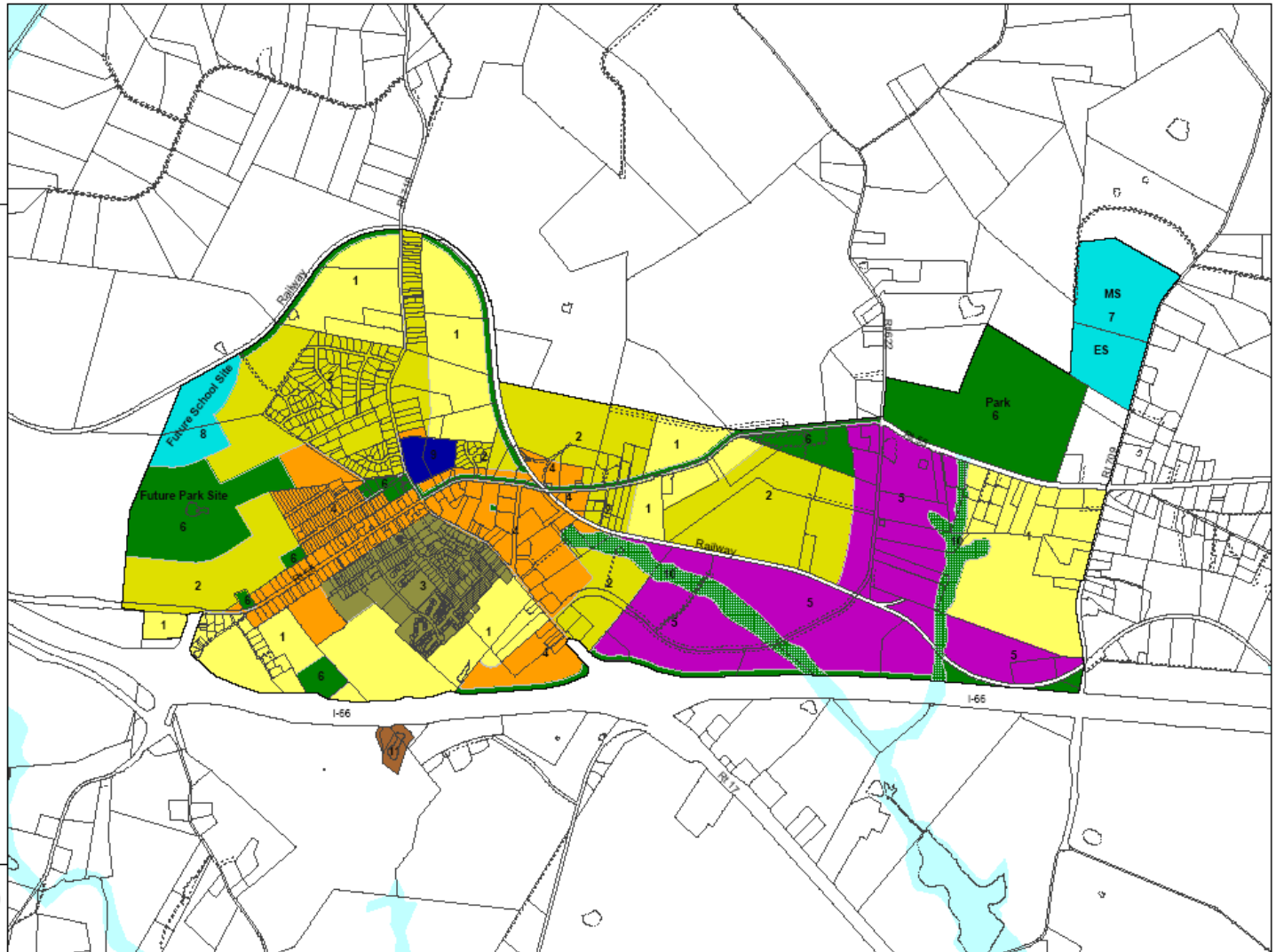
Marshall Service District: Land Use Plan



Marshall Service District

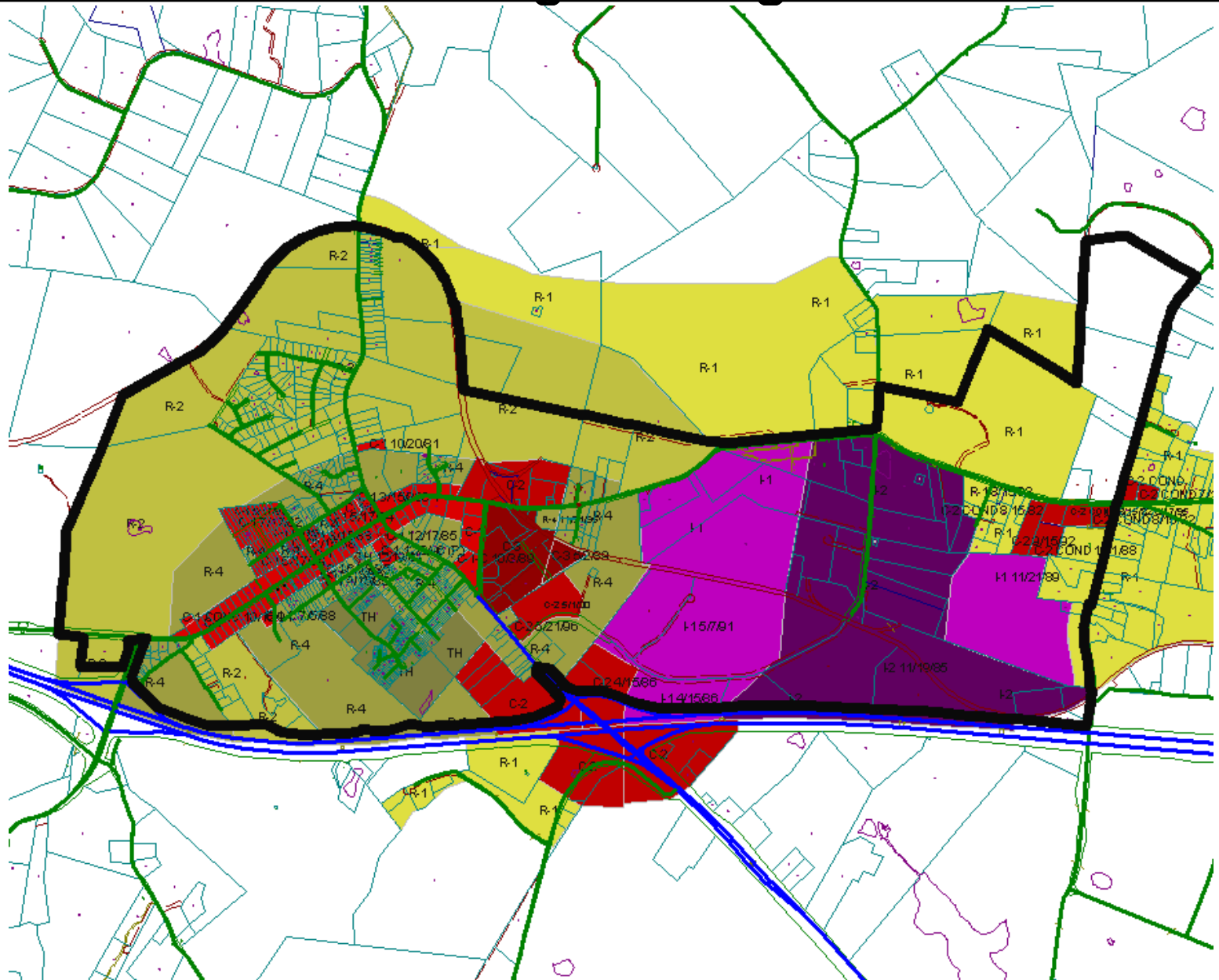
LAND USE LEGEND

- 1 Low Density Residential:
Less than 2 Units Per Acre
 - 2 Low Density Residential:
1- 3 Units Per Acre
 - 3 High Density Residential:
1 - 7 Units Per Acre
 - 4 Mixed Use
 - 5 Industrial
 - 6 Park / Open Space/
Public Use / Preservation
 - 7 School Site
 - 8 Future School Site
 - 9 Community Center
 - 10 Park / Open Space / Public Use/
Preservation / Floodplain
 - 11 Wastewater Treatment Facility
 - FEMA Floodplain
 - Walking Trail (Not to Scale)
 - Service District Boundary
- Fauquier County
GIS Office
- Date:
Scale : 1 Inch = 1400 Feet.



BOS Adopted: November 17, 2003

Existing Zoning



Changing Conditions

Development Pressure Examples

Residential Dwelling Unit Proposal Summary

SUBDIVISION:

Cannon Ridge:	31 DU
Carter's Crossing:	93 DU
Groveton Meadow:	42 DU
Lane Property:	90 DU
Partisan's Reach:	51 DU

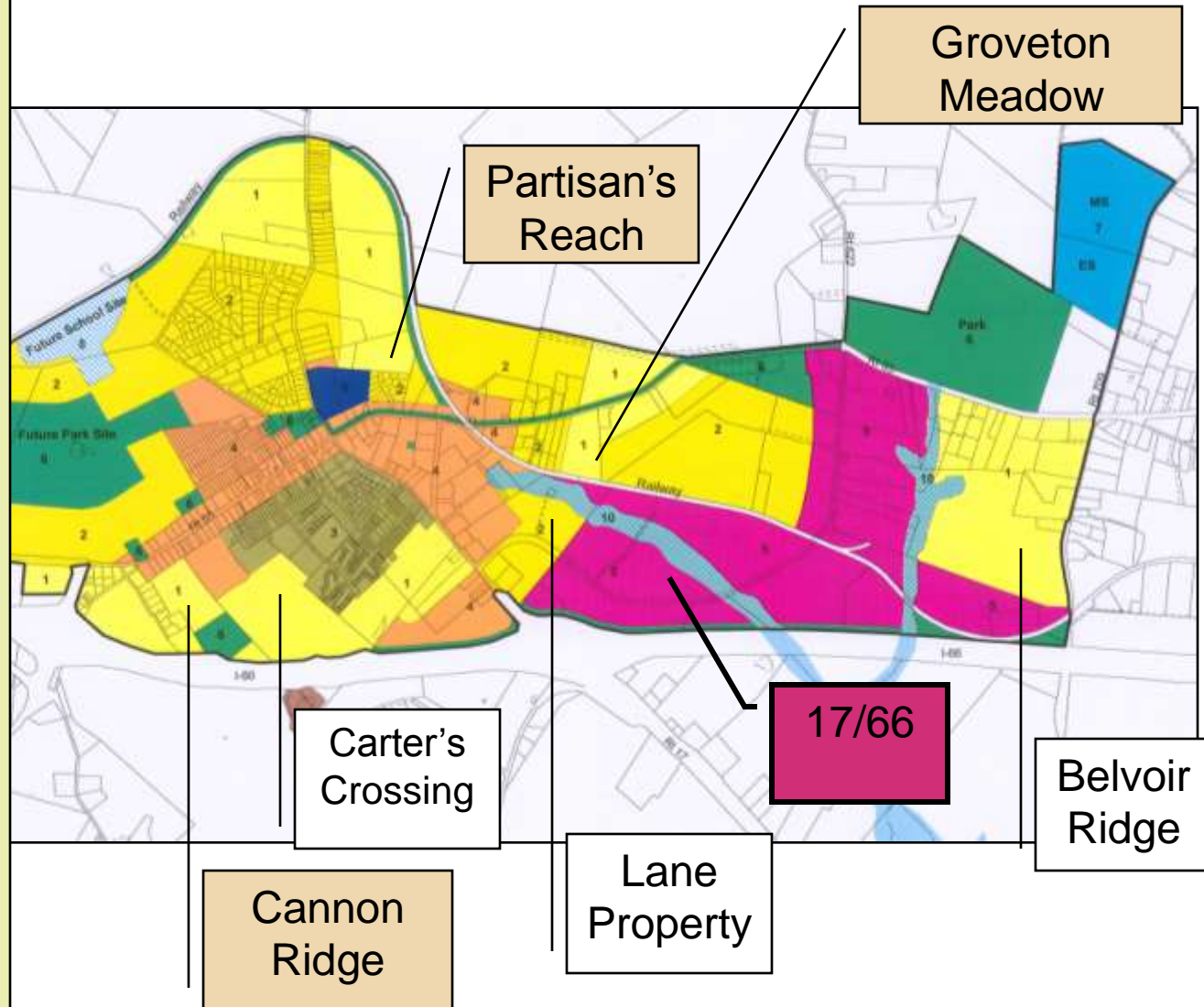
REZONING:

Belvoir Ridge:	105 DU
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Proposed Dwelling Totals:
412



Approved



Utilities

Countywide Wastewater Treatment Plants

WWTP Location	Existing Treatment Capacity	Planned Treatment Capacity
Marshall	0.64 mgd	0.64 mgd
Remington	1.40 mgd	2.50 mgd
Vint Hill	0.60 mgd	0.95 mgd
Warrenton	2.50 mgd	2.50 mgd

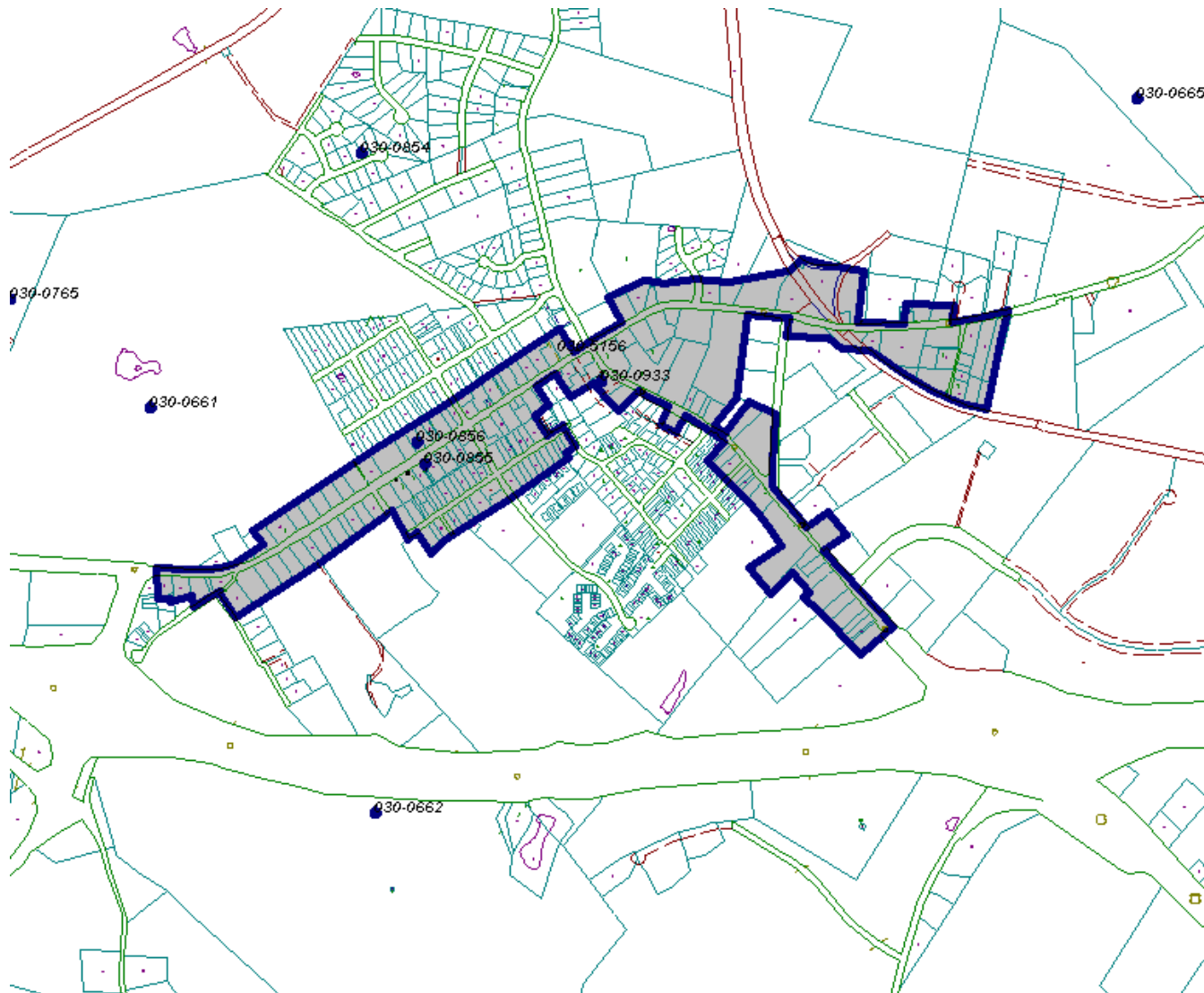
Build-Out Sewer & Water Demand in the Marshall Service District

Land Use	Sewer Demand (mgd)	Water Demand (mgd)	Sewer Plant Capacity (mgd)	Water Plant Capacity (mgd)
Residential	0.772	0.670		
Commercial	0.060	0.060		
Industrial	0.027	0.027		
Totals	0.859	0.757	0.640	0.175

Nutrient Caps – Cost of Improvements

WWTP	Existing Capacity (MGD)	Upgrade Costs	Added Expansion (MGD) & Costs	Total Capacity (MGD)	Total Costs
Marshall	0.64	\$4,031,000	0	0.64	\$4,031,000
Remington	1.40	\$5,550,000	1.10 \$7,410,000	2.50	\$12,960,000
Vint Hill	0.60	Completed	0.35 \$5,113,000	0.95	\$5,113,000
Totals	2.64	\$9,581,000	1.45 \$12,523,000	4.09	\$22,104,000

National Register & Virginia Landmarks Boundary Marshall Historic Area



Potential Plan Refinements

Land Use Review & Special Projects

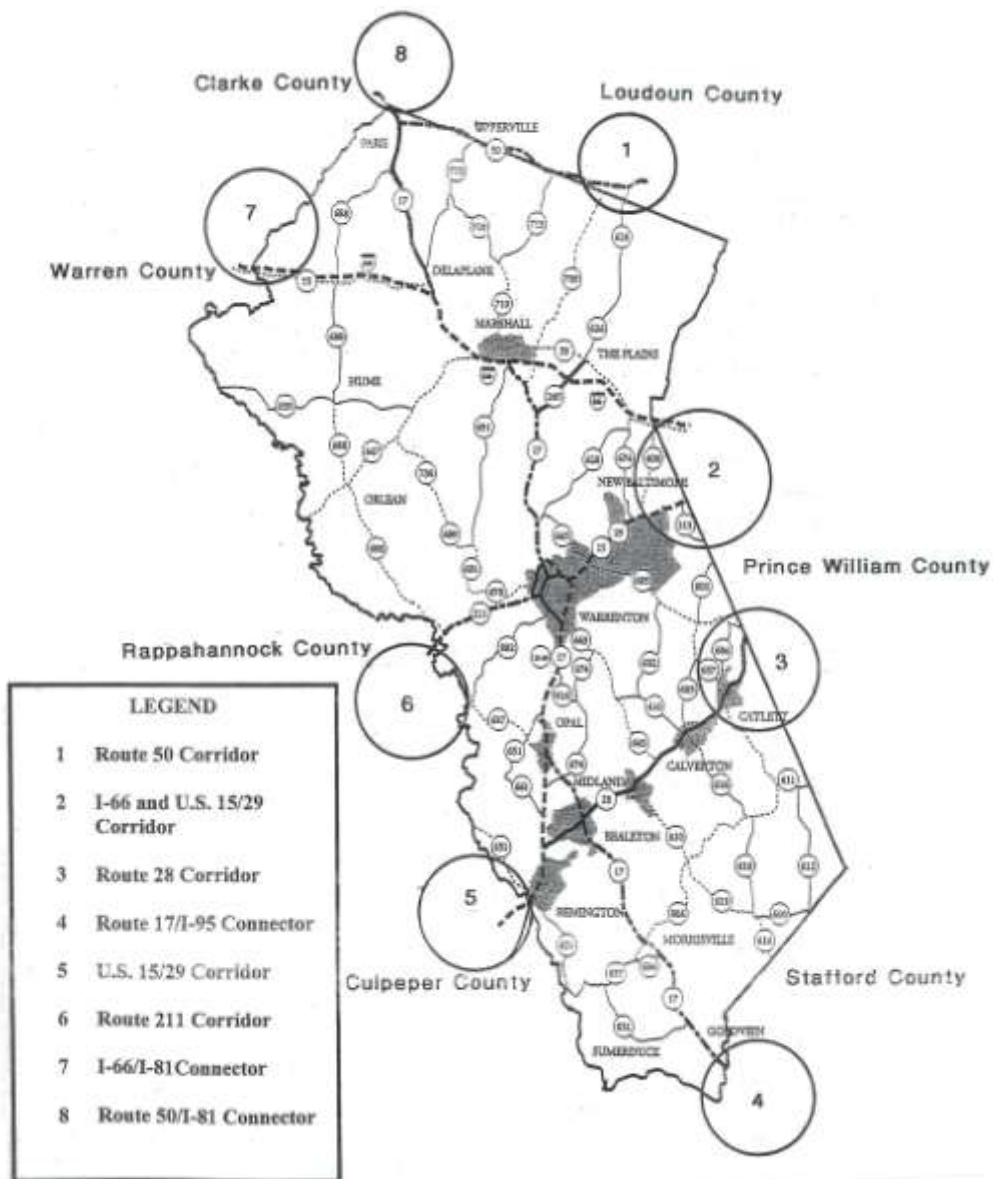
Potential Refinement Focus

- Visualization of Main Street Building Scale, Uses & Parking
- Rt. 17 Business Corridor
- Neo-traditional Neighborhood Development Guidelines
- Public Facilities
- Land Use Plan Refinements
- Community Linkage: Northern Sports Complex and Schools

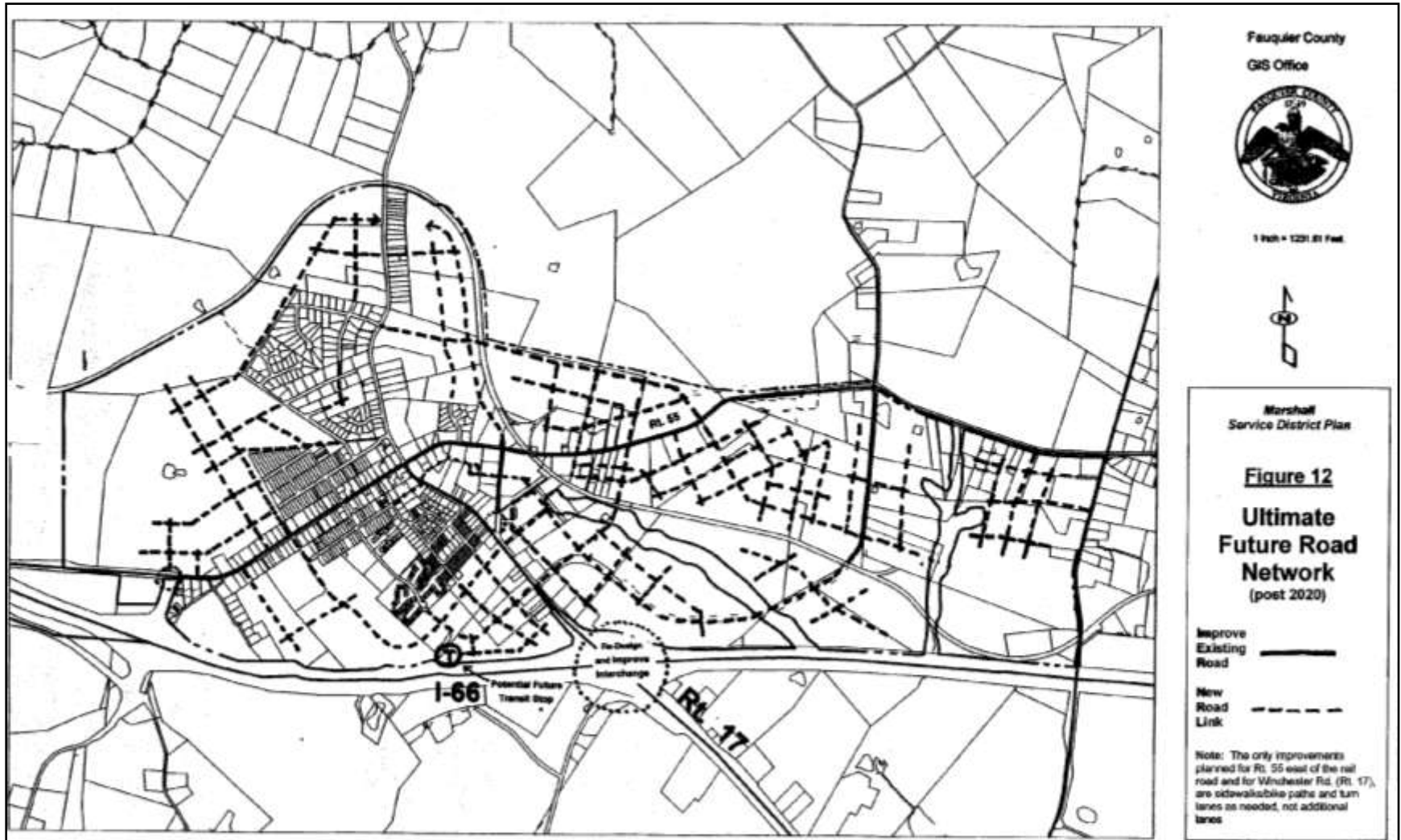
Special Projects

- Form Based Code
- Review of Transportation Enhancement Grant
- Transfer of Development Rights
- Land Use Changes & Impacts on FCWSA Utilities
- Revised road network
- Transportation Impact Fees

Regional Transportation Access Corridors



Transportation Plan



Neo-traditional Design

Develop street classifications for:

- Neighborhoods
- Commercial & Employment Centers
- Main Collecting Streets
- Develop r-o-w and pavement dimensions
- Include sidewalks and trails

Stress Linkages & Walkability

Identify Traffic Calming Designs

Street Design

***New urbanism
allows travel
from one
destination to
another without
using
collector roads.***



Neighborhood Street



Neo-traditional neighborhoods have narrower, tree-lined streets.

Commercial



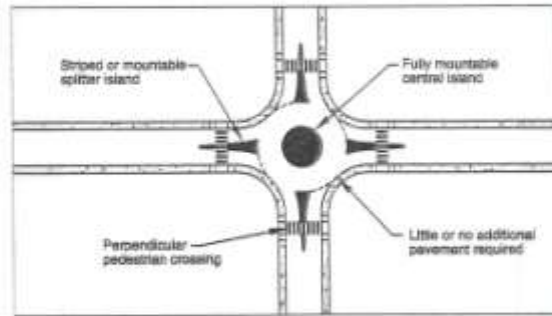
***Neo-traditional neighborhoods can
re-create commercial densities***

Traffic Calming

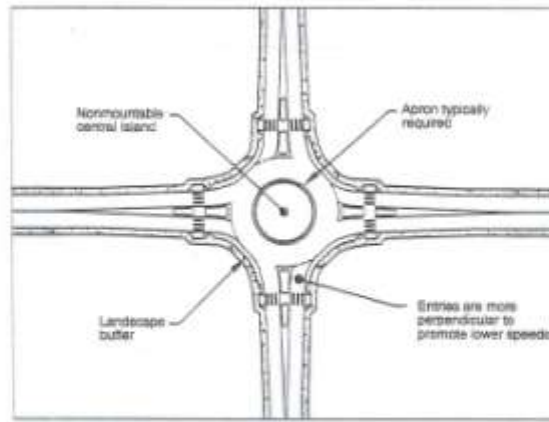


Traffic Calming

Mini-Roundabout



Urban Compact Roundabout



Building Livable Communities